



January 30, 2019

Mr. Scott Rynders
Vice President – West Coast Development
555 W 5th Street, 35th Floor
Los Angeles, CA 90013

RE: 2175 Martin Ave – Projected Loads

Dear Mr. Rynders:

This letter is to inform you of the projected loads anticipated for the new Data Center planned for 2175 Martin Ave, Santa Clara, CA (Project LS1).

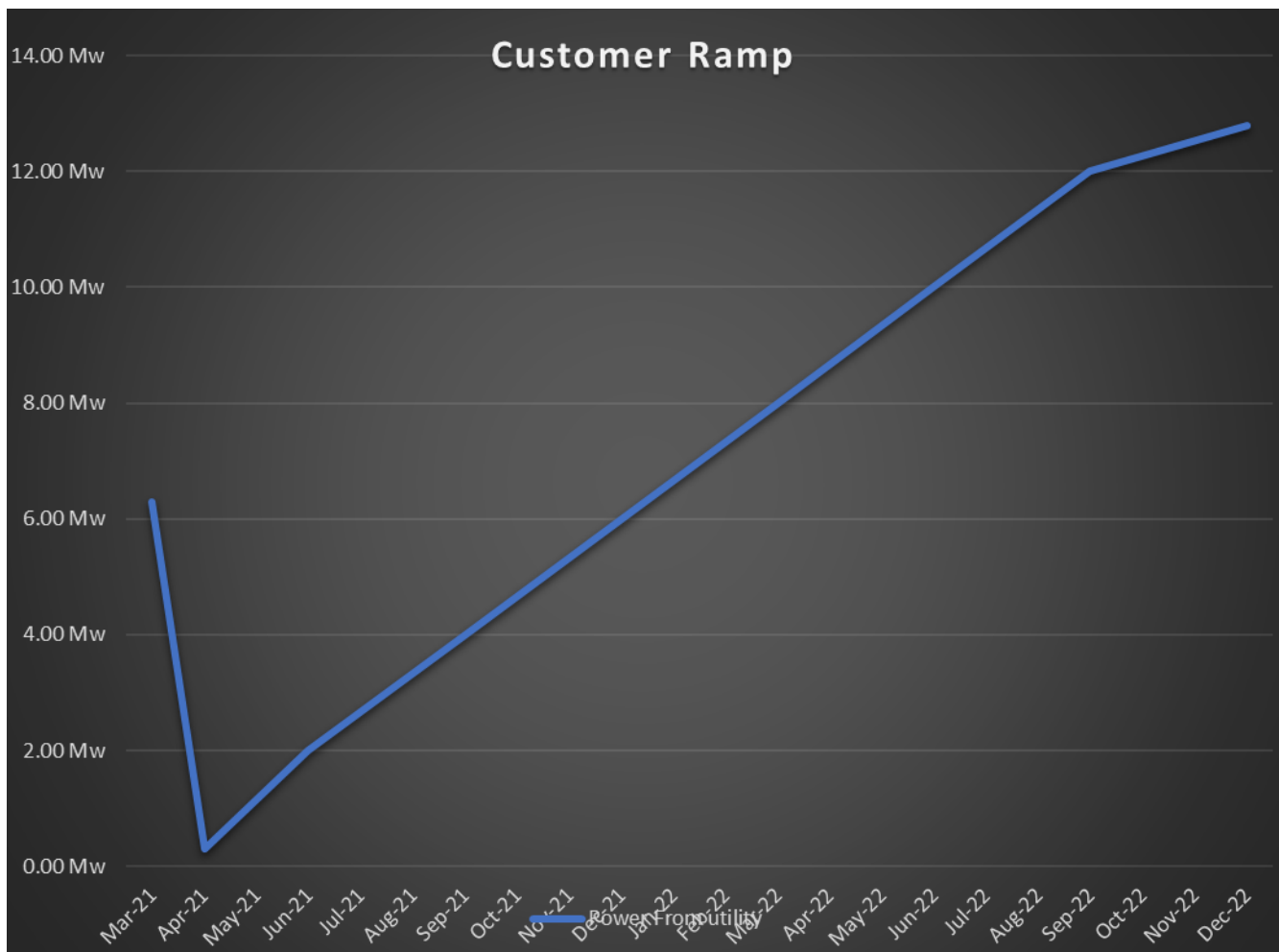
The site currently has a 480/277V, 800A service underground service fed from a pad mounted transformer located on the NE corner of the property. This electrical service was sized for an office/warehouse structure that Lightstone intends to demolish that had a peak demand of less than 500kW.

The new proposed Project LS1 will consist of a new 3-story data center structure that contains (2) 4.25MW data halls. When the facility is completely occupied, we anticipate the PUE of the data centers to average annualize at 1.37PUE and peak at 1.51PUE in peak ambient conditions. At 0.95pf, this puts the projected peak load for each data hall 13.5MVA, or 6.75MVA/data hall.

I have attempted to project the anticipated facility load ramp based on previous data hall clients. Load ramp varies with sales, customer demand, customer industry, growth and computer equipment technology trends therefore difficult to accurately project. I have selected an aggressive customer growth model for your analysis at 500kW IT growth/month.

Project Phase		Commissioning & Power Validation Period	Service to Cust. Month 1 (Customer move in)	Service to Cust. Quarter 1	Service to Cust. Quarter 2	Service to Cust. Quarter 3	Service to Cust. Quarter 4	Service to Cust. Quarter 5	Service to Cust. Quarter 6	Service to Cust. Quarter 7
Calendar		Mar-21	Apr-21	Jun-21	Sep-21	Dec-21	Mar-22	Jun-22	Sep-22	Dec-22
Power Ramp up.	Total Power Required for site	6.30 Mw	0.30 Mw	2.00 Mw	4.00 Mw	6.00 Mw	8.00 Mw	10.00 Mw	12.00 Mw	12.80 Mw

Table 1: LS1 - Data Center Projected Project Ramp



Graph 1: LS1 - Data Center Projected Project Ramp

Sincerely,
BURR COMPUTER ENVIRONMENTS, INC.

Greg Sawyer, PE
Director of Electrical Engineering